



GRASSROOTS
REALTY GROUP

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931 Legacy Circle SE
Calgary, Alberta

MLS # A2264994



\$528,900

Division:	Legacy		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,292 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Separate/Exterior Entry, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Westcreek Home presents the Cascade plan offering a perfect blend of style and functionality, starting with a charming front porch with stone accent exterior. Step inside to a spacious front lifestyle room featuring 9” knockdown ceilings and durable vinyl plank flooring. The center dining area flows seamlessly into a beautifully appointed rear kitchen, complete with quartz countertops, extended height white cabinets with upper soffit fillers, a striking chimney hood fan, and a tiled backsplash. A gas line rough-in to the stove adds convenience for cooking enthusiasts. Additional features include a rear entry with a closet, a 2-piece bath, and a dual-door pantry closet for ample storage. Upstairs, plush carpeting enhances comfort in the two front bedrooms and hallway, while the rear primary suite boasts vinyl plank flooring in the 4-piece bath and a generous walk-in closet. The bath is elegantly finished with a quartz storage vanity and a tub surround accented with decorative tile. A dual-door upper laundry room with built-in upper storage cabinets adds practicality. Another 4-piece bath with vinyl plank flooring, quartz vanity and tiled tub surround serves the upper level. A linen closet completes the upper floor. The basement offers a separate side entry and is ready for your personal touch, featuring 9” ceilings and rough-ins for a bath and kitchen, providing excellent potential for future development. Experience this amazing plan, community with unique options to make this your smart investment!